

KAUAI PLANNING COMMISSION
REGULAR MEETING

RECEIVED

Tuesday, December 11, 2018

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9:00 a.m. or Soon Thereafter
Lihu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Lihue, Kauai, Hawai'i

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. MINUTES of the meeting(s) of the Planning Commission
 1. Meeting of November 13, 2018.
- E. RECEIPT OF ITEMS FOR THE RECORD
- F. HEARINGS AND PUBLIC COMMENT (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.
 1. Continued Agency Hearing
 2. New Agency Hearing
 - a. Class IV Zoning Permit Z-IV-2019-5 and Project Development Use Permit PDU-2019-3, to allow a residential development containing 67 affordable units and a 32-lot subdivision on property situated in Waimea Town, along the mauka side of Kaunualii Highway, immediately adjacent to the Waimea Technology Center, further identified as Tax Map Key: 1-6-008:006, and containing a total area of 6.5625 acres = *Ahe Group & Kauai Habitat for Humanity*. [Director's Report received 10/23/18, hearing postponed 11/13/18 due to failure to comply with Sec. 8-3.1(f) of the CZO relating to notification requirements to 12/11/18, DRS1 received 11/26/18.]

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

2. New Agency Hearing (Cont'd)

- b. Special Management Area Use Permit SMA(U)-2019-3 to allow conversion of an existing garage into a single-family residence (Additional Dwelling Unit) on a parcel situated along the mauka side of Weke Road in Hanalei Town, approx. 100 ft. west of its intersection with `Ama`ama Road, further identified 5459 Weke Road, Tax Map Key: 5-5-004:032, and containing a total land area of 8,429 sq. ft. = *Simon Potts*.

1. Director's Report pertaining to this matter.

3. Continued Public Hearing

4. New Public Hearing

5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)

G. CONSENT CALENDAR

1. Status Reports

2. Director's Report for Project Scheduled for Agency Hearing.

H. EXECUTIVE SESSION

I. GENERAL BUSINESS MATTERS

1. Request to amend Class IV Zoning Permit Z-IV-97-23 and Use Permit U-97-20 to allow commercial agricultural tours of the coffee farm in association with the coffee visitor center, Tax Map Keys: 2-2-001:001, 004, 007 & 2-3-010:001, Kalaheo, Kauai = *Kauai Coffee Company, LLC*.

- a. Director's Report pertaining to this matter.

J. COMMUNICATION (For Action)

K. COMMITTEE REPORTS

1. **Subdivision** Subdivision Action matters listed in the Subdivision Committee Agenda (attached).

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. **For Action – See Agenda F for Project Descriptions**

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Hawaii 96766 on **Tuesday, January 8, 2019**.

O. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes (“H.R.S.”), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

NOTE: If you need an ASL Interpreter, materials in an alternate format, or other auxiliary aide support, or an interpreter for a language other than English, please contact Lani Agoot at (808)241-4917 or lagoot@kauai.gov at least seven calendar days prior to the meeting.

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
Līhu'e Civic Center, Mo'ikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Hawaii 96766

Tuesday, December 11, 2018, 8:30 A.M.

AGENDA

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. MINUTES of the meeting(s) of the Subdivision Committee**
- E. RECEIPT OF ITEMS FOR THE RECORD (None)**
- F. HEARINGS AND PUBLIC COMMENT**

Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony may also be accepted when the agenda item is taken up by the Commission at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.

- G. GENERAL BUSINESS MATTERS (None)**
- H. UNFINISHED BUSINESS (For Action)**

- 1. Tentative Subdivision Map Approval
 - a. Subdivision Application No. S-2019-1
(**Alexander & Vivian Youn Trust**)
Proposed 8-lot Subdivision
TMK: (4) 4-2-003:023
Wailua, Kaua'i
 - 1. Subdivision Report pertaining to this matter.

I. NEW BUSINESS (For Action)

1. Tentative Subdivision Map Approval

- a. Subdivision Application No. S-2019-4
(Tim Beckman & Mira Hess)
Proposed 4-lot Consolidation
TMK: (4) 2-8-014:038 & 042
Koloa, Kaua'i

- 1. Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2019-5
(John K. Morioka Trust)
Proposed 2-lot Subdivision
TMK: (4) 4-4-005:036
Kawaihau, Kaua'i

- 1. Subdivision Report pertaining to this matter.

J. ADJOURNMENT

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Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

December 11, 2018

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Reasons
SSD-2019-27	Craig & Kirsten Heiser	1-3-005:039	Kekaha	New Single Family Residence and Guest House